



HEARING ON SPECIAL EXCEPTIONS  
THE COMPREHENSIVE CITY ZONING CODE

**ZONING HEARING EXAMINER'S AGENDA**

TUESDAY, NOVEMBER 15, 2005

9:00 A.M.

PLAZA DEL SOL HEARING ROOM

BASEMENT LEVEL

600 SECOND STREET NW

(ON THE NORTHEAST CORNER OF 2<sup>ND</sup> STREET AND ROMA NW)

**STAFF**

*Roberto Albertorio, Esq., Zoning Hearing Examiner*

*Tom Rojas, Deputy Zoning Hearing Examiner*

*Lupita Griego, Administrative Assistant*

\*\*\*\*\*

**For Inquiries Regarding This Agenda, Please Call Lupita Griego at (505) 924-3918.**

\*\*\*\*\*

**PLEASE ADDRESS ALL CORRESPONDENCE TO:**

***Roberto Albertorio, Esq.***

***COA Planning Department, ZHE Division, 3<sup>d</sup> Floor***

***600 Second Street NW***

***Albuquerque, NM 87102***

\*\*\*\*\*

**NOTICE TO PEOPLE WITH DISABILITIES:** *If you have a disability and you require special assistance to participate in this hearing, please contact Lupita Griego at (505) 924-3918.*

\*\*\*\*\*

**OLD BUSINESS:**

- |    |                      |                |                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----|----------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <b>05ZHE – 01476</b> | <b>1004435</b> | <b>JOSHUA &amp; EMILY MARTIN</b> request(s) a special exception to Section 14. 16. 3. 3. A. (4). (a). (1): a VARIANCE of 2 feet to the 8 foot rear yard wall height allowance for a 10 foot high wall in the rear yard setback area on all or a portion of Lot(s) 14, Block(s) 7, Vista Larga Addition, zoned R-1 and located at <b>2507 VISTA LARGA AVE NE (H-16)</b>                                           |
|    | 1) 85                |                | APPROVED W/CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                            |
| 2. | <b>05ZHE – 01431</b> | <b>1004418</b> | <b>GARRETT SCHOLER</b> request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a). 1.: a VARIANCE of 5 feet to the 3 foot wall height allowance for 8 foot high wall in the front yard setback area on all or a portion of Lot(s) 7, Block(s) 4, Monte Vista, zoned R-1 and located at <b>210 WELLESLEY DR. NE (K-16)</b> DEFFERRED to JAN. 17, 2006, AT REQUEST OF N.A. & IN CONCURRENCE W/APPLICANT |
|    | 1) 329               |                |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 3. | <b>05ZHE – 01444</b> | <b>1004423</b> | <b>CECELIA HERNANDEZ</b> request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a). 1.: a VARIANCE of 3 feet to the 3 foot wall height allowance for a 6 foot high wall in the front yard setback area on all or a portion of Lot(s) 8, Block(s) 85, Westgate Height Unit 4 Addition, zoned R-1 and located at <b>1529 JOANNE CT SW (M-09)</b>                                                       |
|    | 1) 361               |                | APPROVED W/ CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                           |

4. **05ZHE – 01433**      **1004448**      **MELISSA DURAN** request(s) a special exception to Section 14. 16. 3. 3. (2). (e).: a VARIANCE of 5 feet to the 10 foot separation requirement between an accessory building and a dwelling on all or a portion of Lot(s) 113, Block(s) 8, Bel Air Addition, zoned R-1 and located at **2441 VALENCIA DR NE** (H-18)  
**1) 550**  
DENIED
5. **05ZHE – 01439**      **1004440**      **BRENT THOMAS** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a CONDITIONAL USE to allow for a wall over 3 feet in height in the front yard setback area on all or a portion of Lot(s) 4 P-1, Block(s) 11, Vista Del Norte Addition, zoned R-1 and located at **7705 CALLE PARAISO NE** (D-16) APPROVED W/ CONDITIONS  
**1) 645**  
APPROVED W/ CONDITIONS
6. **05ZHE – 01457**      **1004426**      **JOSE GOMEZ** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a CONDITIONAL USE to allow for a wall over 3 feet in height in the front yard setback area on all or a portion of Lot(s) 12, Block(s) 5, Loma Verde Addition, zoned R-3 and located at **7800 DOMINGO RD NE** (K-19)  
**1) 753**  
DEFERRED TO JAN. 17, 2006
7. **05ZHE – 01215**      **1004344**      **ANA NERI** request(s) a special exception to Section 14. 16. 4. 13. (A). (1).: a CONDITIONAL USE to allow for a status established building in a R-1 zone on all or a portion of Lot(s) 2, Block(s) F, Monkbridge Place Addition, zoned R-1 and located at **601 HEADINGLY AV NW** (G-14)  
**1) 855**  
APPROVED W/CONDITIONS
8. **05ZHE – 01445**      **1004424**      **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Wells Park Sector Plan page 115 A. 3.: a VARIANCE to exceed the 50% residential / work space use requirement, to 25% work space on all or a portion of Lot(s) 1, Tract(s) 2 B, Arbolera de Vida Unit 2 addition, zoned SU-2 and located at **1848 ZEARING AVE NW** (H-13)  
**1) 1615**  
APPROVED
9. **05ZHE – 01446**      **1004485**      **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Well Park sector Plan page 115, A. 3.: a VARIANCE to exceed the 50% residential / work space use requirement, to 25 % work space on all or a portion of Lot(s) 4, Tract(s) 2-B, Arbolera de Vida Unit 2 Addition, zoned SU-2 and located at **1836 ZEARING AVE NW** (H-13)  
**1) 1615**  
APPROVED
10. **05ZHE – 01448**      **1004487**      **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Well Park Sector Plan page 115, A. 3.: a VARIANCE to exceed the 50 % residential / work space use requirement, to 25 % work space on all or a portion of Lot(s) 2, Tract(s) 2 B, Arbolera de Vida Unit 2 Addition, zoned SU-2 and located at **1844 ZEARING AVE NW** (H-13)  
**1) 1615**  
APPROVED
11. **05ZHE – 01449**      **1004488**      **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Wells Park Sector Plan page 115, A. 3.: a VARIANCE to exceed the 50 % residential / work space use requirement, to 25 % work space on all or a portion of Lot(s) 3, Tract(s) 2 B, Arbolera de Vida Unit 2, zoned SU-2 and located at **1840 ZEARING AVE NW** (H-13)  
**1) 1615**  
APPROVED
12. **05ZHE – 01450**      **1004489**      **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Well Park Sector Plan, page 115 A. 3.: a VARIANCE to exceed the 50% residential work space use requirement, to 25% work space on, Arbola de Vida Unit 2, zoned SU-2 and located at **1838 ZEARING AVE NW** (H-13)  
**1) 1615**  
APPROVED

13. **05ZHE – 01451**      **1004490**      **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Wells Park Sector Plan, Page 115, A. 3.: a VARIANCE to exceed the 50 % residential / work space use requirement, to 25 % work space on all or a portion of Lot(s) 2, Tract(s) 2 B, Arbolera de Vida Unit 2 Addition, zoned SU-2 and located at **1828 ZEARING AVE NW** (H-13)  
**1)1615**  
APPROVED
14. **05ZHE – 01452**      **1004491**      **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Wells Park Sector Plan, Page 115, A. 3.: a VARIANCE to exceed the 50 % residential / work space use requirement, to 25 % work space on all or a portion of Lot(s) 7, Tract(s) 2 B, Arbolera de Vida Unit 2 Addition, zoned SU-2 and located at **1824 ZEARING AVE NW** (H-13)  
**1) 1615**  
APPROVED
15. **05ZHE – 01453**      **1004492**      **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Wells Park Sector Plan, Page 115, A. 3.: a VARIANCE to exceed the 50 % residential / work space use requirement, to 25 % work space on all or a portion of Lot(s) 8, Tract(s) 2 B, Arbolera de Vida Unit 2 Addition, zoned SU-2 and located at **1820 ZEARING AVE NW** (H-13)  
**1)1615**  
APPROVED

**NEW BUSINESS:**

16. **05ZHE – 01574**      **1004513**      **ARMANDO MARTINEZ** request(s) a special exception to Section 14. 16. 3. 19. (A). (2). (a).: a VARIANCE of 3 feet to the 3 foot fence height allowance for a 6 foot high fence on all or a portion of Lot(s) 4, Block(s) F, Carlos Rey Addition, zoned R-1 and located at **313 65TH ST SW** (E-11)  
**1)2254/2978**  
APPROVED W/ CONDITIONS
17. **05ZHE – 01577**      **1004476**      **FLIGIO & MARY VIGIL** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a).: a VARIANCE of 3 feet to the 3 foot wall height allowance for a 6 foot high wall in the front yard setback area on all or a portion of Lot(s) 53, MRCGD Map 40, zoned SU-2 and located at **1308 BARELAS ST SW** (K-14)  
**1) 2288**  
DEFERRED TO JAN. 17, 2006 to obtain TE comments
18. **05ZHE – 01578**      **1004477**      **GEORGE & ELAINE FRANCO** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a).: a VARIANCE of 3 feet to the 3 foot wall height allowance for a 6 foot high wall in the front yard setback area on all or a portion of Lot(s) 1, Block(s) D, Armijo Juan Addition, zoned SU-2 and located at **1312 BARELAS ST SW** (K-14)  
**1) 2320**  
DEFERRED TO JAN. 17, 2006
19. **05ZHE – 01610**      **1004498**      **HANNA REMA** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a).: a VARIANCE of 3 feet to 3 foot wall height allowance for a 6 foot high wall in the front and side yard setback on all or a portion of Lot(s) 1, Block(s) 3, Mesa Court Addition, zoned R-1 and located at **3700 ANDERSON AVE SE** (L-17)  
**1) 2328**  
DEFERRED TO JAN. 17, 2006 to obtain TE comments
20. **05ZHE – 01632**      **1004494**      **JAMES P. TURPEN** request(s) a special exception to Section 14. 16. 3. 3. (A). (4).: a VARIANCE of 2 feet to the 3 foot wall height allowance for a 5 foot high wall on all or a portion of Lot(s) 10 AA, Lavaland Addition, zoned R-1 and located at **237 YUCCA NW** (K-11)  
**1) 2430**  
DEFERRED TO JAN. 17, 2006 to obtain TE comments.
21. **05ZHE – 01494**      **1004451**      **LOUIE & LORRAINE TURRIETTA** request(s) a special exception to Section 14. 16. 2. 5. (E).: a VARIANCE of 8 ft to the required 25 ft rear yard setback area on all or a portion of Tract(s) 67A1 & 69, Los Griegos Subdivision, zoned RA-2 and located at **1741 GRIEGOS RD NW** (F-13)  
**1) 2562**  
APPROVED W/ CONDITIONS

22. **05ZHE – 01598**      **1004486**      **ABRAN CHAVEZ, JR.** request(s) a special exception to Section 14. 16. 2. 6. (E). (5). (a).: a VARIANCE of 4 feet to the 15 foot rear yard setback area requirement on all or a portion of Lot(s) 32, Block(s) 3, West Mesa Manor Addition, zoned R-1 and located at **7316 ALLADIN CT NW** (J-10)  
**1) 2738**  
APPROVED W/CONDITIONS
23. **05ZHE – 01609**      **1004497**      **KATHY & LESTER BERMAN** request(s) a special exception to section 14. 16. 3. 19. (A). (2).: a VARIANCE of 5 feet to the 3 foot wall height allowance for a 8 foot in the street side and rear yard setback on all or a portion of Lot(s) 14, Block(s) 6, McDuffie Place Addition, zoned R1 and located at **3804 MESA VERDE NE** (J-17)  
**1) 2890**  
**2) 91**  
APPROVED W/CONDITIONS
24. **05ZHE – 01608**      **1004497**      **KATHY & LESTER BERMAN** request(s) a special exception to Section 14. 16. 2. 6. (B). (13).: a CONDITIONAL USE to allow for a 6 foot high wall in the front yard setback area on all or a portion of Lot(s) 14, Block(s) 6, McDuffie Place Addition, zoned R-1 and located at **3804 MESA VERDE NE** (J-17)  
**1) 2890**  
**2) 91**  
APPROVED W/CONDITIONS
25. **05ZHE – 01616**      **1004504**      **JOHN & PATRICIA BRYAN** request(s) a special exception to Section 14. 16. 2. 23.: a CONDITIONAL USE to allow for townhomes in a SU-2 zone on all or a portion of Lot(s) 001, Block(s) 18, Hunings Highland Addition, zoned SU-2 and located at **401 WALTER ST SE** (K-14)  
**1) 2940**  
WITHDRAWN AT REQUEST OF APPLICANTS
26. **05ZHE – 01617**      **1004504**      **JOHN & PATRICIA BRYAN** request(s) a special exception to Section 14. 16. 2. 9. (E). (2). (a).: a VARIANCE of 5 feet to the 10 foot street side yard setback on all or a portion of Lot(s) 001, Block(s) 18, Hunings Highland Addition, zoned SU-2 and located at **401 WALTER ST SE** (K-14)  
**1) 2940**  
WITHDRAWN AT REQUEST OF APPLICANTS.
27. **05ZHE – 01618**      **1004504**      **JOHN & PATRICIA BRYAN** request(s) a special exception to Section 14. 16. 2. 9. (C).: a VARIANCE of 14 feet to the 26 foot structure height requirement on all or a portion of Lot(s) 001, Block(s) 8, Hunings Highland Addition, zoned SU-2 and located at **401 WALTER ST SE** (K-14)  
**1) 2940**  
WITHDRAWN AT REQUEST OF APPLICANTS

\*\*\*\*\***LUNCH BREAK**\*\*\*\*\*  
**HEARING WILL RESUME PROMPTLY**  
**AT 1:30 P.M. WITH ITEM 28-48**  
**IF YOU ARE AGENDA ITEMS 28-48**  
**PLEASE COME TO THE HEARING AT 1:30 P.M.**

28. **05ZHE – 01495**      **1004512**      **GUADALUPE VIGIL** request(s) a special exception to Section 14. 16. 2. 6. (B). (11).: a CONDITIONAL USE to allow for a second kitchen in a dwelling on all or a portion of Lot(s) 8, Block(s) 114, Bel Air Addition, zoned R-1 and located at 2413 **CARDENAS DR NE** (H-18)  
**2) 346**  
APPROVED W/CONDITIONS
29. **05ZHE – 01580**      **1004514**      **JESUS OLIVAS& CHRISTOPHER GIBSON** request(s) a special exception to Section 14. 16. 2. 6. (B). (14). (a). 1.: a CONDITIONAL USE to allow for a 6 foot high wall in the front yard setback area on all or a portion of Lot(s) 9, B, Block(s) 3, Ridgecrest Addition, zoned R-1 and located at **1101 JEFFERSON ST SE** (L-17)  
**2) 455**  
APPROVED W/CONDITIONS

30. **05ZHE – 01516**      **1004459**      **RODRIGO DELGADO** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a **CONDITIONAL USE** to allow for a 5 foot high wall in the street side setback area on all or a portion of Lot(s) 25, Block(s) 18, Mesa Verde Addition, zoned R-2 and located at **347 TENNESSEE ST NE (K-19)**  
**2) 600**  
 DEFERRED UNTIL JAN 17, 2006 to meet with NA & obtain TE comments
31. **05ZHE – 01510**      **1004457**      **EPIFANIO CASTILLO** request(s) a special exception to Section 14. 16. 2. 6. (B). (3).: a **CONDITIONAL USE** to allow for a carport in a front yard setback area on all or a portion of Lot(s) 2, Block(s) 3, Sloans Acres Subdivision, zoned R-1 and located at **5605 EVERITT RD NW (G-11)**  
**2) 650**  
 APPROVED W/CONDITIONS
32. **05ZHE – 01511**      **1004457**      **EPIFANIO CASTILLO** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a **CONDITIONAL USE** to allow for 5 foot high wall in the front yard setback area on all or a portion of Lot(s) 2, Block(s) 3, Sloans Acres Subdivision, zoned R-1 and located at **5605 EVERITT RD NW (G-11)**  
**2)770**  
 APPROVED W/CONDITIONS
33. **05ZHE – 01595**      **1004482**      **CONSTANTINE PAVLAKOS & MICHAEL GEMME** request(s) a special exception to Section 14. 16. 2. 6. (B). 12.: a **CONDITIONAL USE** to allow for a shade structure in the rear yard setback area on all or a portion of Lot(s) 2, Block(s) B, Las Alturas Subdivision, zoned R-1 and located at **4205 VIA DE LUNA NE (J-17)**  
**2) 880**  
 APPROVED
34. **05ZHE – 01596**      **1004483**      **CHRIS & BARBARA WILLIAMS** request(s) a special exception to Section 14. 16. 4. 13. (A).: a **EXPANSION NONCONFORMING USE** to allow for a status established building in a R-1 zone on all or a portion of Lot(s) 14, Block(s) 2, San Jacinto Subdivision, zoned R-1 and located at **4640 11TH ST NW (F-14)**  
**2) 965**  
 APPROVED
35. **05ZHE – 01597**      **1004484**      **GARLIN SIEGMANN** request(s) a special exception to Section 14. 16. 2. 6. (B). (3).: a **CONDITIONAL USE** to allow for a carport in the front yard setback area on all or a portion of Lot(s) 3, Block(s) 17, Carlisle Plaza Addition, zoned R-1 and located at **4308 SHEPARD NE (G-17)**  
**2) 1220**  
 APPROVED.
36. **05ZHE – 01504**      **1004455**      **SIDNI JOANNE LAMB** request(s) a special exception to Section 14. 16. 2. 23. (A).: a **CONDITIONAL USE** to allow for a duplex in an SU-2 - M-R zone on all or a portion of Lot(s) 3, Block(s) 3, Bethel Subdivision, zoned SU-2 and located at **308 BETHEL DR SE (M-14)**  
**2)1310**  
 APPROVED
37. **05ZHE – 01599**      **1004515**      **MELISSA LARNTZ** request(s) a special exception to Section 14. 16. 2. 16. (B). (5).: a **CONDITIONAL USE** to allow for a drive up window in a C-1 zone on all or a portion of Lot(s) B 2 A, Block(s) 12, Eastridge Addition, zoned C-1 and located at **1420 JUAN TABO BLVD NE (J-21)**  
**2) 1685**  
 DEFERRED to JAN. 17, 2006 to allow applicant to meet with opposition
38. **05ZHE – 01600**      **1004493**      **PANDA EXPRESS RESTAURANT GROUP** request(s) a special exception to Section 14. 16. 2. 16. (B). (5).: a **CONDITIONAL USE** to allow for a drive up window in C-1 zone on all or a portion of Block(s) 10 B, Bosque Place Addition, zoned C-1 and located at **6384 COORS BLVD NW (E-12)**  
**2) 2870**  
 DEFERRED to JAN. 17, 2006 to meet with NA. Marked "Final"
39. **05ZHE – 01603**      **1004495**      **TRAMWAY ASSOCIATES INC.** request(s) a special exception to Section 14. 16. 2. 16. (B). (6).: a **CONDITIONAL USE** to allow for dwelling units in a C-1 zone on all or a portion of Lot(s) 1 B, Block(s) J, Cenaroca Addition, zoned C-1 and located at **13700 ENCANTADO RD NE (K-23)**  
**2) 3130**  
**3) 05**  
 DEFERRED TO JAN. 17, 2006 with consent

40. **05ZHE – 01604**      **1004496**      **TRAMWAY ASSOCIATES INC.** request(s) a special exception to Section 14. 16. 2. 16. (B). (6).: a CONDITIONAL USE to allow for a dwelling in a C-1 zone on all or a portion of Lot(s) 1, Block(s) K, Cenaroca Addition, zoned C-1 and located at **13701 SKYLINE RD NE (K-23)**  
**3) 05**  
DEFERRED TO JAN. 17, 2006 with consent
41. **05ZHE – 01605**      **1004495**      **TRAMWAY ASSOCIATES INC.** request(s) a special exception to Section 14. 16. 2. 16. (B). (6).: a CONDITIONAL USE to allow for dwelling units in a C-1 zone on all or a portion of Lot(s) 1 C, Block(s) J, Cenaroca Addition, zoned C-1 and located at **13700 ENCANTADO RD NE (K-23)**  
**3) 05**  
DEFERRED TO JAN. 17, 2006 with consent
42. **05ZHE – 01606**      **1004495**      **TRAMWAY ASSOCIATES INC.** request(s) a special exception to Section 14. 16. 2. 16. (B). (6).: a CONDITIONAL USE to allow for dwelling units in a C-1 zone on all or a portion of Lot(s) 1 A, Block(s) J, Cenaroca Addition, zoned C-1 and located at **13700 ENCANTADO RD NE (K-23)**  
**3) 05**  
DEFERRED TO JAN. 17, 2006 with consent
43. **05ZHE – 01611**      **1004499**      **CALABACILLAS GROUP** request(s) a special exception to Section 14. 16. 2. 17. (B). (20).: a CONDITIONAL USE to allow for self storage units in a C-2 zone on all or a portion of Lot(s) A1, Tract(s) A1, Black Arroyo Dam Addition, zoned C-2 and located at **4800 WESTSIDE BLVD NW (A-12)**  
**3) 67**  
PENDING
44. **05ZHE – 01612**      **1004500**      **CALABACILLAS GROUP** request(s) a special exception to Section 14. 16. 2. 17. (B). (20).: a CONDITIONAL USE to allow for self storage units in a C-2 zone on all or a portion of Lot(s) B1, Tract(s) B1, Black Arroyo Dam Addition, zoned C-2 and located at **10851 GOLF COURSE RD NW (A-12)**  
**3) 67**  
PENDING
45. **05ZHE – 01613**      **1004501**      **CALABACILLAS GROUP** request(s) a special exception to Section 14. 16. 2. 17. (B). (6).: a CONDITIONAL USE to allow for dwelling units in a C-2 zone on all or a portion of Tract(s) E-1, Paradise Heights Addition, zoned C-2 and located at **10800 GOLF COURSE RD NW (K-12)**  
**3) 67**  
WITHDRAWN AT REQUEST OF APPLICANT
46. **05ZHE – 01614**      **1004502**      **CALABACILLAS GROUP** request(s) a special exception to Section 14. 16. 2. 17. (B). (20).: a CONDITIONAL USE to allow for self storage units in a C-2 zone on all or a portion of Lot(s) G1, Tract(s) C1, Black Arroyo Dam Subdivision, zoned C-2 and located at **10801 GOLF COURSE RD NW (A-12)**  
**3) 67**  
PENDING.
47. **05ZHE – 01615**      **1004503**      **CALABACILLAS GROUP** request(s) a special exception to Section 14. 16. 2. 17. (B). (20).: a CONDITIONAL USE to allow for self storage units in a C-2 zone on all or a portion of Lot(s) D-1, Tract(s) D-1, Paradise Heights Addition, zoned C-2 and located at **10850 GOLF COURSE RD NW (A-12)**  
**3) 67**  
WITHDRAWN AT REQUEST OF APPLICANT
48. **05ZHE – 01497**      **1004389**      **SHRACO LLC** request(s) a special exception to Section 14. 16. 2. 16. (B). (2).: a VARIANCE of 17 community residential program clients to 18 client residents requirement and a CONDITIONAL USE to allow for a community residential program in a C-1 zone on all or a portion of Lot(s) 13, Block(s) 6, Dellwood Addition, zoned C-1 and located at **8338 COMANCHE RD. NE (G-19)**  
**05ZHE – 01340**  
**4) 140/175**  
**5) 05**  
CONTINUED TO JAN. 17, 2006